

Town of Needham

Facilities Master Plan

Board of Selectmen Presentation

14 March 2006

Town Facilities - Master Program



Board of Selectmen Presentation - 03/14/06

Town Map - Town Owned Parcels Under Consideration



Board of Selectmen Presentation - 03/14/06

Town Facilities - Program - Site Evaluation

FACILITIES WORKING GROUP
Evaluation Results
Revised - FWG Meeting (02/09/06)

PROGRAM NEEDS

	Needham Ave Site	Golf Course Site	Harris Ave & Green Point Ave (Parcel 3)	Poland School Site	High Rock School Site	High Rock (Forest)	Clayton Field	Clayton Ave Site (RTS, 11.12 Acres) / Landfill	Newman School Site	Ida Site	Ridge Hill Site	Hillside School Site	Michael School Site	Greenfield Avenue Site (Parcel 74)	Public Safety Building	Town Hall	Pickering St. Site (Palmer Build & Greene's Field)	Emery Gravel	Rosemary Lake Site	Dairy Building
1	Needham Ave Site																			
2	Golf Course Site																			
3	Harris Ave & Green Point Ave (Parcel 3)																			
4	Poland School Site																			
5	High Rock School Site																			
6	High Rock (Forest)																			
7	Clayton Field																			
8	Clayton Ave Site (RTS, 11.12 Acres) / Landfill																			
9	Newman School Site																			
10	Ida Site																			
11	Ridge Hill Site																			
12	Hillside School Site																			
13	Michael School Site																			
14	Greenfield Avenue Site (Parcel 74)																			
15	Public Safety Building																			
16	Town Hall																			
17	Pickering St. Site (Palmer Build & Greene's Field)																			
18	Emery Gravel																			
19	Rosemary Lake Site																			
20	Dairy Building																			

Legend

- 100% of total
- 80% of total
- 60% of total
- 40% of total
- 20% of total
- 0% of total

Facilities Master Plan
Needham, MA
Site Analysis
Summary
20 March 2006
Sharon Depp, Needham

Board of Selectmen Presentation - 03/14/06

Ridge Hill
Conservation Commission Hearing

[illegible][illegible]

EXISTING INFRASTRUCTURE
 Play Fields
 Nike
 Access Proposed by
 the Conservation
 Commission

Map to Scale
 1" = 100' (1:12,500)

Shaded Topography
 10' Contour Interval

DPW

DPW - Central Avenue - Option 1



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DPW - Central Avenue - Option 2



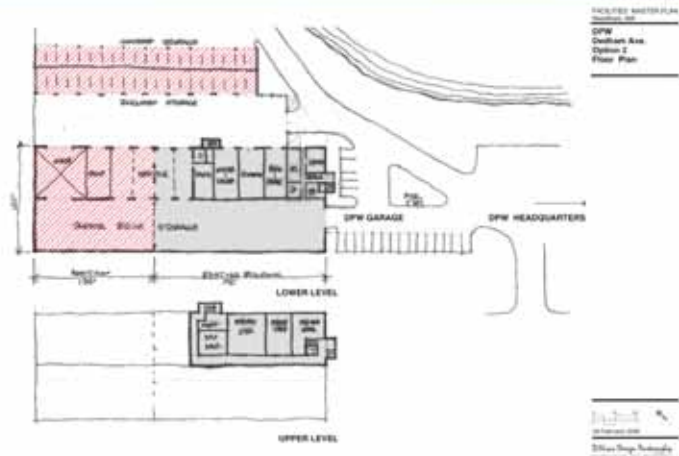
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DPW - Dedham Avenue - Option 2



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DPW - Dedham Avenue - Option 2



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DPW - Greendale Avenue - Option 4



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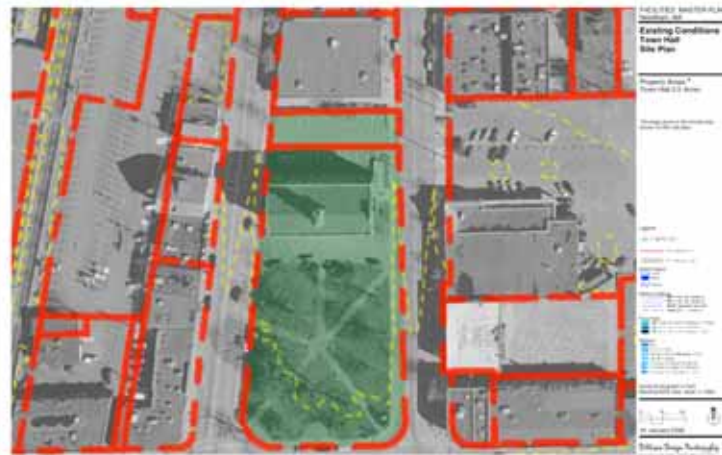
Town Hall

Administration & Finance - Town Hall



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Administration & Finance - Town Hall - Option A-2



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Administration & Finance - Town Hall



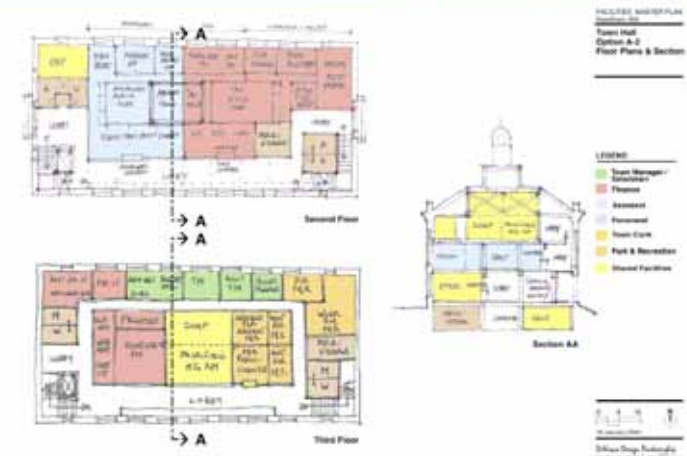
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Administration & Finance - Town Hall - Option A-2



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Administration & Finance - Town Hall - Option A-2



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Senior Center - Dedham Avenue - Option 1



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Senior Center - Emery Grover Building - Option 1



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Senior Center - Emery Grover Building - Option 1



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Senior Center - Emery Grover Building - Option 1



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Senior Center - Emery Grover Building - Option 1



Saints Center
Emory Greater Study
Options 1
From Four

 The McGraw-Hill Companies

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Senior Center - Pickering Street - Option 5



Senior Center
Pickering Street Site
Option B
Site Plan

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Senior Center - Rosemary Lake - Option 2



Senior Center
Assembly Lake Site
Option 2
Site Plan

Board of Selections Presentation - E374-06

Senior Center - Greendale Avenue - Option 1



Service Center
Greenfield Ave.
Option 1
Site Plan

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School Admin - Pollard MS - Option 1



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School Admin - Pollard MS - Option 1



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Emergency Operations Center

EOC - Public Safety Building - Option 1



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EOC - Public Safety Building - Option 1



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EOC - Public Safety Building - Option 1



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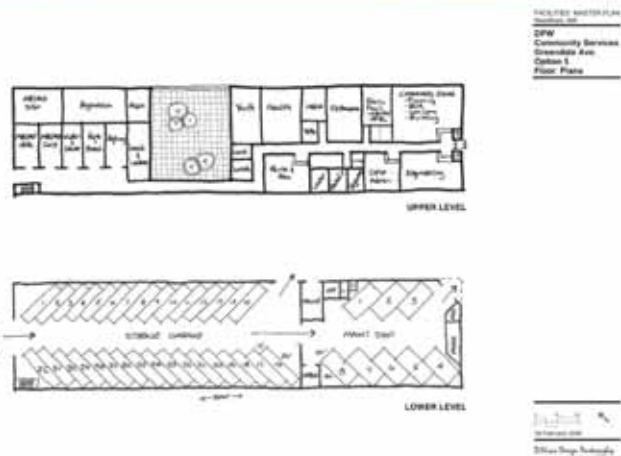
Community Services

Community Services - Greendale Avenue - Option 1



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Community Services - Greendale Avenue - Option 1



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Community Services - Dedham Avenue - Option 1



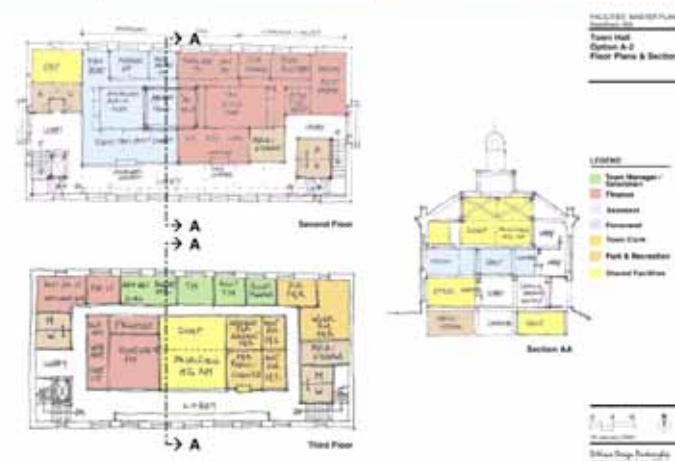
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Community Services - Dedham Avenue - Option 1



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Community Services - Town Hall - Option A-2



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School Committee Meeting

- School Sizes
- Additions to Occupied Buildings
- Disruption
- New 1400 Student MS Option
- Enrollment Projections - 10 & 25 Year

Project Costs Schools

Schools - Grades PK - 8 Options

Middle School Options	Elementary School Options		Comments
	Immediate	Future	
A-1 New Middle School (1,056) Grades 5 - 8 *Projected PK - 8 Enrollment = 1,709 Portland MS (Existing) 704 + New MS (Dedham Ave) 1,056 = 1,760	Elementary Option A-1.a *Projected PK - 8 Enrollment = 1,707 <div> <div> Regular 700 (No Change) </div> <div> Broadmeadow 100 (No Change) </div> <div> Elm 100 (No Change) </div> <div> Middle 100 (Moderate) </div> <div> Mitchell 100 (Moderate) </div> </div> = 0,900 (2) Two Classrooms Unassigned		<ul style="list-style-type: none"> • Construction on Unoccupied Site • School Department in Portland Properties • ES Modernizations only • Overhaul for Proposed Peak PK - 8 Enrollment • Large MS • "Central MS Property" Required


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Schools - Grades PK - 8 Options

Middle School Options	Elementary School Options		Comments
	Immediate	Future	
A-2 New Middle School (528) Grades 6 - 8 *Projected PK - 8 Enrollment = 1,304 Portland MS (Existing) 702 + New MS (Dedham Ave) 528 = 1,230	Elementary Option A-2.a *Projected PK - 8 Enrollment = 1,371 <div> <div> High Peak 100 (Floor / Add) </div> <div> Norman 100 (No Change) </div> <div> Broadmeadow 100 (No Change) </div> <div> Elm 100 (No Change) </div> <div> Middle 100 (Moderate) </div> <div> Mitchell 100 (Moderate) </div> </div> = 0,716 (2) Two Classrooms Unassigned		<ul style="list-style-type: none"> • Construction on Unoccupied Site • School Department in Portland Properties • Overhaul for Proposed Peak PK - 8 Enrollment • High Peak Unavailable for Transition • Unoccupied Site MS • "Central MS Property" Req.
	Elementary Option A-2.b *Projected PK - 8 Enrollment = 1,371 <div> <div> Middle 100 (Floor / Add) </div> <div> Norman 100 (No Change) </div> <div> Broadmeadow 100 (No Change) </div> <div> Elm 100 (No Change) </div> <div> Mitchell 100 (Moderate) </div> </div> = 0,594 (2) Two Classrooms Unassigned		<ul style="list-style-type: none"> • Construction on Unoccupied Site • School Dept. in Portland Properties • Unoccupied Site MS • "Central MS Property" Req.
	Elementary Option A-2.c *Projected PK - 8 Enrollment = 1,371 <div> <div> High Peak 100 (Moderate) </div> <div> Norman 100 (No Change) </div> <div> Broadmeadow 100 (No Change) </div> <div> Elm 100 (No Change) </div> <div> Middle 100 (Moderate) </div> <div> Mitchell 100 (Moderate) </div> </div> = 0,716 (2) Two Classrooms Unassigned		<ul style="list-style-type: none"> • Construction on Unoccupied Site • School Dept. in Portland Properties • Overhaul for Proposed Peak PK - 8 Enrollment • High Peak Unavailable for Transition • Unoccupied Site MS • "Central MS Property" Req.













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Schools - Grades PK - 8 Options

Middle School Options		Elementary School Options		Comments				
		Immediate	Future					
A-3 New Middle School (880) Grades 5 - 8								
Projected 5 - 8 Enrollment = 1,750				Relative Cost \$\$\$\$				
		Elementary Option A-1.a		<ul style="list-style-type: none">Construction on Unimproved SiteSchool Department in Poland ParishesES Modernizations onlyOverhead for Projected Peak PK - 8 EnrollmentLarge MS"Control MS Registry" Required				
Poland MS (Existing) 880		<p>Projected PK - 8 Enrollment = 2,147</p> <table><tr><td>Poland 748</td><td>Reverchon 100 (No Change)</td><td>Clay 100</td><td>Midvale 400 (Modernized)</td><td>Midvale 400</td></tr></table> <p>0.2388</p> <p>(1) Two Classrooms Unassigned</p>			Poland 748	Reverchon 100 (No Change)	Clay 100	Midvale 400 (Modernized)
Poland 748	Reverchon 100 (No Change)	Clay 100	Midvale 400 (Modernized)	Midvale 400				
New MS (Dredman Ave) 880 = 1,760								

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Schools - Grades PK - 8 Options

Middle School Options		Elementary School Options		Comments
		Immediate	Future	
B-1 Addition to Poland (1,320) Grades 6 - 8 Relative Cost \$\$\$\$				
 Poland MS 1,320	Projected 5 - 8 Enrollment = 1,380			
	Elementary Option B-1.a			
	Projected PK - 8 Enrollment = 2,071			
Grades 7-8	 High Rock (None / Add)	 Harrison 740	 Bromfield 529	 East 390
Grades 6			 Hillsdale 340	 Michael 390
			(None)	(Addition)
				3,392
MS on Single Site High Rock Road to be Expanded before Portables (Demolished) Poland Parishes Lost for School Department High Rock Unavailable for Transition Space Overhead for Protected PK - 8 Enrollment Large MS Large High Rock Addition Not Cost Effective				
Elementary Option B-1.b				
				Projected PK - 8 Enrollment = 2,071
	 High Rock (None / Add)	 Harrison 740	 Bromfield 529	 East 390
				 Hillsdale 340
				(Addition)
				3,394
				Large MS
MS on Single Site Transition Space Must be Found for Students in Poland Parishes Poland Parishes Lost for School Department Large MS				









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Schools - Grades PK - 8 Options

Middle School Options	Elementary School Options		Comments
	Immediate	Future	
B-2 Addition to Poland & High Rock Grades 5 - 8			Relative Cost \$\$\$\$\$
Projected 5 - 8 Enrollment = 1,760			
Elementary Option B-2.a			
<p>Grades 5 - 8</p> <p>Poland MS 1,320</p> <p>High Rock 440 = 1,760</p>			<p>Projected PK - 8 Enrollment = 2,147</p> <p>748 (No Change) 330 (No Change) 330 460 (Modernized) 460 (Modernized) = 2,148</p>
			<ul style="list-style-type: none">ES Modernization OnlyTransition Space Must be Found for Students in Poland ParishesHigh Rock Unavailable for Transition SpacePoland Parishes Lost for School DepartmentPoland Large, High Rock Road"Control MS Registry" RequiredLarge High Rock Addition Not Cost Effective

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Schools - Grades PK - 8 Options

Middle School Options	Elementary School Options		Comments
	Immediate	Future	
C-1 Addition to Newman (1,056) Grades 5 - 8			Relative Cost \$\$\$
Projected 5 - 8 Enrollment = 1,794			
Elementary Option C-1.a		Projected PK - 8 Enrollment = 2,147	
Grades 5 - 8	Grades 5 - 8		
			
Poland MS 794	Newman 1056	= 1,790	
 High Rock 500 (None / Add)		 Brainerd 80  Brainerd 300 (No Change)  High Rock 300  High Rock 440 (Moderate)  High Rock 200 (Moderate)	
(1) PK-4 Only		= 2,176	
		<ul style="list-style-type: none">School Department in Poland ParishesNewman MS Large (Especially in PK-4)High Rock Unavailable for Transition Space"Control MS Registry" Required	




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Schools - Grades PK - 8 Options

Middle School Options		Elementary School Options		Comments
		Immediate	Future	
C-2 Addition to Newman (880) Grades 5 - 8				
Relative Cost \$\$\$				
Projected 5 - 8 Enrollment = 1,760				
Elementary Option C-2.a				
Projected PE - 8 Enrollment = 2,147				
School Department in Pollard Portfolios				
Equal Size MS				
Control MS Registry Required or Unusual Grade Sections at each MS				
High Rock Unavailable for Transition Space				
(1) Park K Only				




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Schools - Grades PK - 8 Options

Middle School Options		Elementary School Options		Comments
		Immediate	Future	
C-3 Addition to Newman (880) Grades 5 - 8				Relative Cost \$\$\$
Projected 5 - 8 Enrollment = 1,750		Elementary Option C-3.a		
Grades 7 - 8  Pollard MS 880	Grades 5 - 8  Newman 880	 High Rock 320 + Newman 880 + Elm 320 + Michael 440 = 3,175 (None / Add) (No Changes) (Midterm)		Projected PE - 8 Enrollment = 2,147 = 3,175 * School Department in Pollard Portfolios * Reduced "Conversion" to MS * High Rock Unavailable for Transition Space
Pollard MS 880 + Newman 880 = 1,760		(1) Park 4 Only		

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Schools - Grades PK - 8 Options

Middle School Options		Elementary School Options		Comments
		Immediate	Future	
D-1 Addition to High Rock (440) Grades 6 - 8				
Relative Cost \$\$\$\$				
Projected 6 - 8 Enrollment = 1,320		Elementary Option D-1.a		
 Pollard MS 880 + High Rock 440 = 1,320		 Newman 720 + Broadmeadow 120 + Elm 320 + Michael 440 = 1,600 (No Change) (Students) Projected PE - 8 Enrollment = 2,071 = 2,060		
		* MS Modernization Only Expansions Do Not Meet Peak Enrollments Pollard Large, High Rock Small "Central MS Registry" Required Large High Rock Addition Not Cost Effective High Rock Unavailable for Transition Space		
		Elementary Option D-1.b		
		 Newman 720 + Broadmeadow 120 + Elm 320 + Michael 440 = 1,600 (No Change) (None - Add) (Students) Projected PE - 8 Enrollment = 2,071 = 2,064		
		* MS Modernization Only Pollard Large, High Rock Small "Central MS Registry" Required Large High Rock Addition Not Cost Effective High Rock Unavailable for Transition Space		

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Schools - Grades PK - 8 Options

Option	Middle Schools	Capacity / Grades	Relative Cost
A-1	New Middle School Existing Pollard MS	1056 / 5-8 704 / 5-8	\$\$\$\$\$
A-2	New Middle School Existing Pollard MS	528 / 6-8 792 / 6-8	\$\$\$
A-3	New Middle School Existing Pollard MS	880 / 6-8 880 / 6-8	\$\$\$\$
B-1	Pollard Addition	1320 / 6-8	\$\$\$\$
B-2	Pollard Addition High Rock Addition	1320 / 5-8 440 / 5-8	\$\$\$\$\$
C-1	Newman Addition Existing Pollard MS	1056 / 5-8 704 / 5-8	\$\$\$
C-2	Newman Addition Existing Pollard MS	880 / 5-8 880 / 5-8	\$\$\$
C-3	Newman Addition Existing Pollard MS	880 / 5-6 880 / 7-8	\$\$\$
D-1	High Rock Addition Existing Pollard MS	440 / 6-8 880 / 6-8	\$\$\$\$

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Middle Schools - Pollard Option (1,320)



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Middle Schools - Pollard Option (1,320)



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Middle Schools - Pollard Option (1,320)



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Middle Schools - Dedham Avenue Options (1,056) / (880) / (528)



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Middle Schools - Dedham Avenue Option (528)



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Middle Schools - Newman Options (1,056) / (880)



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Middle Schools - Newman Option (1,056)



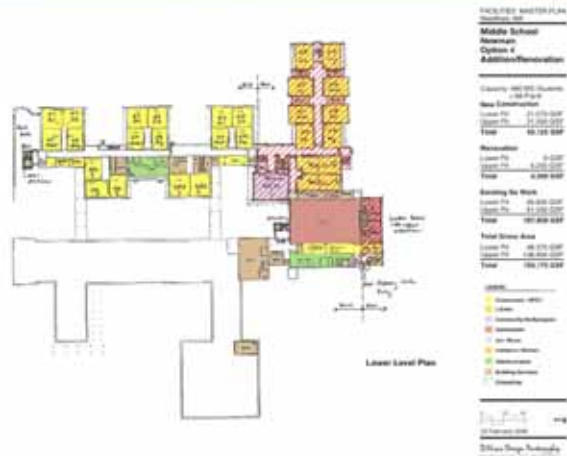
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Middle Schools - Newman Option (1,056)



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Middle Schools - Newman Option (880)



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Middle Schools - Newman Option (880)



Board of Selection Presentation - 03/14/08

Middle Schools - High Rock (440)



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Middle Schools - High Rock (440)



Board of Selection Presentation - 03/14/08

Middle Schools - High Rock (440)



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Elementary Schools - High Rock (330)



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Elementary Schools - High Rock (330)



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Elementary Schools - High Rock (330)



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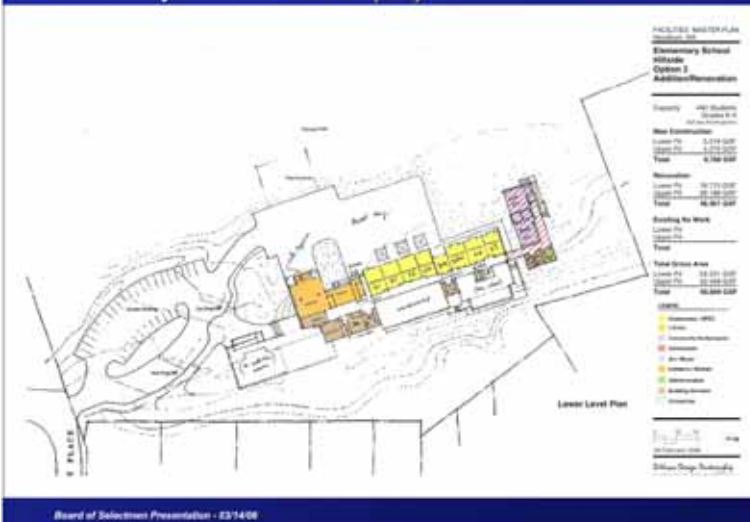
Elementary Schools - Hillside (528)



Elementary Schools - Hillside (440)



Elementary Schools - Hillside (440)



Elementary Schools - Hillside (440)



Elementary Schools - Mitchell (528)



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Elementary Schools - Mitchell (528)



Board of Selectmen Presentation - 03/14/08

Elementary Schools - Mitchell (440)



Board of Selectmen Presentation - 03/14/08

Elementary Schools - Mitchell (440)



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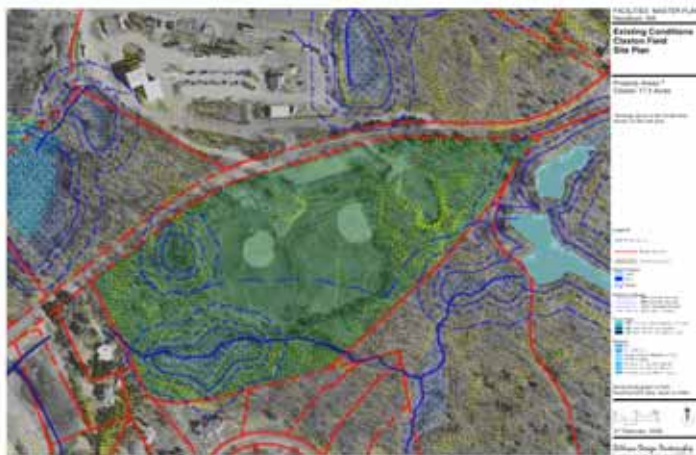
Playfields

Playfields - Defazio Park



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Playfields - Claxton Field



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Playfields - Nike



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Playfields - Nike - Option 1



THULEE MASTER PLAN
THULEE, SD
Play Fields
Nike
Option 1
Site Plan

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